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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT

DEPARTMENT

(ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY)

APCRDA - CONFIRMATION OF DRAFT VARIATION OF TADEPALLI ZONAL DEVELOPMENT PLAN, TADEPALLI VILLAGE & MANDAL, MTMC, GUNTUR DISTRICT NOTIFIED VIDE ANDHRA PRADESH GAZETTE EXTRAORDINARY NO.889, AMARAVATHI, DT. 09/10/2024 (G-536).

FILE.NO: CLU/3129/2016 (e file no. 11025/52/2016-BI2-PLNG-APCRDA): Tadepalli Zonal Development Plan was approved and notified vide G.O.Ms.No.679 MA, dt.29/12/2006. The request for Change of land use from Industrial Land Use to Residential Land Use in R.S. No. 254(P), 274(P), 276(P), 277, 278, 279(P), 286(P), 287(P), 298(P), 299(P), 300, 301, 304(P), 312(P), 313(P), 314(P), 315, 317(P), 318(P), 319(P) & 320(P) in Tadepalli Village & Mandal, MTMC, Guntur District to an extent of Ac. 82.654 cents was approved by Executive Committee of APCRDA on 27/11/2018 vide resolution no.114-2018.

After approval of the above said change of land use, draft variation was notified by Govt. of Andhra Pradesh and published in Andhra Pradesh gazette extraordinary no.889, Amaravathi, Dt. 09/10/2024 (G-536) and also in Andhra Jyothi telugu newspaper and The Hindu English newspapers on Dt:

23/10/2024 and the objections received by APCRDA within fifteen days from the date of publication in AP Gazette i.e., 09/10/2024. No Objections/ Suggestions were received during the above said period and the matter was put up before Executive Committee of APCRDA on 22/11/2024 for approval of said change of land use and the same was approved by the Executive Committee vide resolution no.224-2024.

Hence, notice is hereby given that modifications made to the Tadepalli Zonal Development Plan was approved and notified vide G.O.Ms.No.679 MA, dt.29/12/2006 as said above are notified under section 41(4) of APCRDA Act, 2014. The modifications shall come into operation from the date of publication of this gazette notification and as appended.

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sections 41(4), 17(2) of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014) and G.O.Ms No.95 MA & UD (CRDA-2), Dt.23/4/2016 the APCRDA, hereby makes the following variation to the Tadepalli Zonal Development Plan was approved and notified vide G.O.Ms.No.679 MA, dt.29/12/2006 and as required under section 41(3) of the said Act, Draft variation was previously published in Extraordinary issue of Andhra Pradesh Gazette No.889, Amaravathi, Dt. 09/10/2024 (G-536).

VARIATION

The site measuring to an extent of Ac. 82.654 cents falls in R.S. No. 254(P), 274(P), 276(P), 277, 278, 279(P), 286(P),287(P), 298(P), 299(P), 300, 301, 304(P), 312(P), 313(P), 314(P), 315, 317(P), 318(P), 319(P) & 320(P) in Tadepalli Village & Mandal, MTMC, Guntur District with the following schedule of boundaries, which was earmarked for Industrial Land Use in the Tadepalli Zonal Development Plan was approved and notified vide G.O.Ms.No.679 MA, dt.29/12/2006 is now proposed to be designated for Residential Use. Further details of the proposed change are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site www.crda.ap.gov.in subject to the following conditions:

1. The owners/applicants shall be responsible for any damage claimed by anyone on account of change of land use proposed.

2. The change of land use shall not be used as the proof of any title of the land.
3. The applicant should obtain the development permission from the competent authority duly paying the required fee and charges.
4. Compliance of building/layout rules at the time of development permission.
5. Submission of NOC from Railways at the time of development permission
6. Competent authority shall ensure that the provision mentioned in the AP Agriculture Land (Conversion for Non Agricultural Purpose) Act, 2006 is adhered to.
7. The road affected portion shall be handed over to competent authority on free of cost.
8. To maintain a 9mt buffer within the applicant's site from the abutting Industrial land use.
9. If the authority notices any difference in calculation of fees/charges, the applicant has to pay the difference amount at a later date also.
10. Any other conditions as may be imposed by The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

SCHEDULE OF BOUNDARIES

The schedule for the site under reference in R.S.No. 254(P), 274(P), 276(P), 277, 278, 279(P), 286(P), 287(P), 298(P), 299(P), 300, 301, 304(P), 312(P), 313(P), 314(P), 315, 317(P), 318(P), 319(P) & 320(P) in Tadepalli Village & Mandal, MTMC, Guntur District to an extent Ac. 82.654 cents is given below:

North : Railway land proposed as Transport & Communication use (R.S. No. 223(P) of Tadepalli Village).

South: 60' wide proposed ZDP road (R.S. No. 325(P), 317(P), 298(P), 299(P) & 287(P) of Tadepalli Village) abutting railway track.

East : 60' wide proposed ZDP road (R.S. No. 276(P), 279(P) & 286(P) of Tadepalli Village) abutting railway track.

West : Railway land proposed as Transport & Communication use (R.S.
No. 274(P), 304(P), 305, 313(P), 312(P) of Tadepalli Village).

Sd/-,
Commissioner,
APCRDA.